



Know what's below.
Call before you dig.

INTERSTATE 40

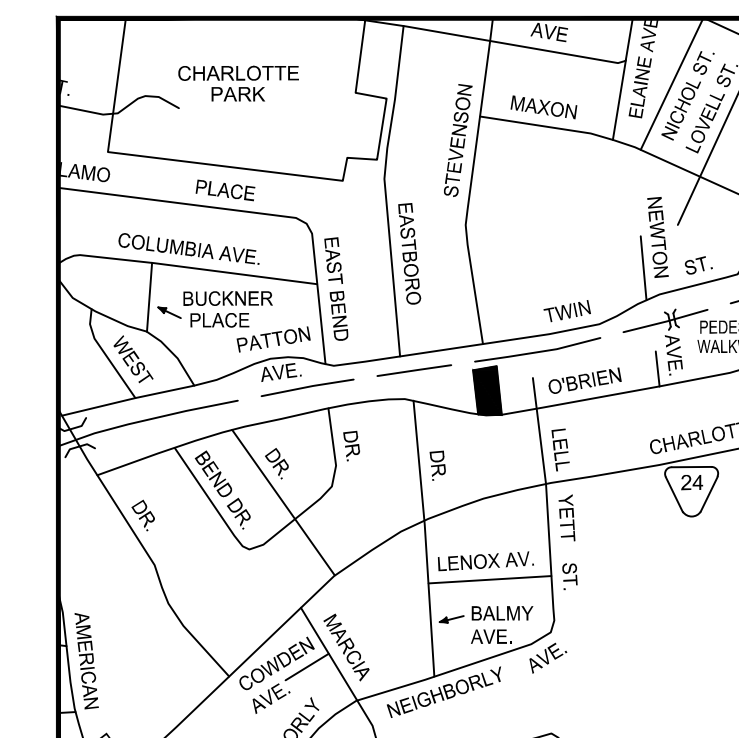
T.D.O.T. FEDERAL PROJECT No. I-40-3(51)200
PROJECT No. 19003-2184-44
(R.O.W. Width Varies)

DESIGN STANDARDS:

- BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
- EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

DEVELOPMENT SUMMARY:

SP NAME: 6006 O'BRIEN AVENUE
 CASE NUMBER: 2017SP-077-001
 PLAN DATE: JUNE 19, 2016
 COUNCIL DISTRICT: 20 - MS. MARY CAROLYN ROBERTS
 OWNER INFO:
 NAME: BARBARA HICKERSON
 ADDRESS: 4244 GOURLEY RD PEGRAM, TENNESSEE 37143
 FEMA FIRM MAP: 47037C0238FH (4/15/2017)
 ENGINEER:
 NAME: JAY FULMER, PE
 COMPANY: FULMER ENGINEERING, LLC
 ADDRESS: 2002 RICHARD JONES ROAD SUITE C304 NASHVILLE, TENNESSEE 37215 615-516-8477 JAY@FULMERENG.COM
 PHONE:
 EMAIL:



VICINITY MAP
SCALE: 1"=1000'

SITE DATA:

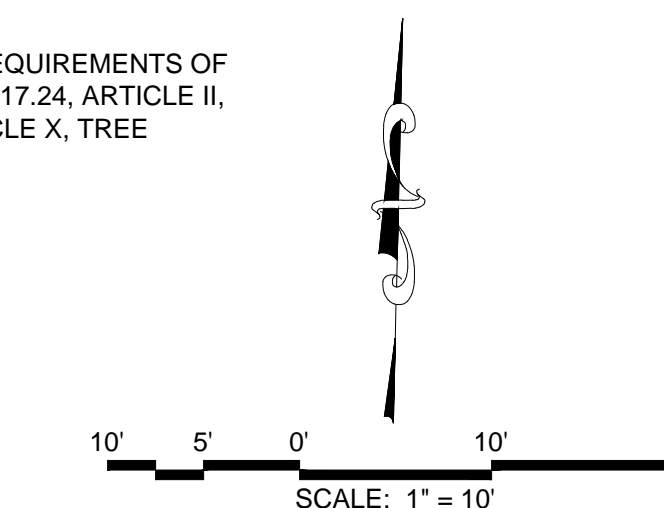
PARCEL IDS: 09113029500
 COMMUNITY PLAN: 7 - WEST NASHVILLE
 EX LAND USE POLICY: T4-MU
 EXISTING ZONING: R8 - RESIDENTIAL
 PROPOSED ZONING: SP - SPECIFIC PLAN
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
 ACREAGE: 0.25 ACRES (10,890 SF)
 LOTS: 1.5 EXISTING / 1 PROPOSED
 FAR: 0.85 MAXIMUM
 HEIGHT: 35' (2.5 STORIES)
 FINISHED FLOOR SHALL BE 18" TO 36" ABOVE SURROUNDING GROUND ELEVATION
 IMP. SURFACE RATIO: 0.80 MAXIMUM
 SETBACKS:
 10' FRONT SETBACK FROM O'BRIEN AVE ROW
 5' SIDE SETBACK
 15' SETBACK FROM INTERSTATE ROW
 STEPBACKS: NONE REQUIRED
 PARKING:
 REQUIRED: 6 SPACES
 PROVIDED: 11 SPACES
 LOADING SPACE: NONE PROVIDED
 DEVELOPMENT PHASES: ONE

NOTES:

- THE PURPOSE OF THIS SP IS TO PERMIT 4 MULTI-FAMILY RESIDENTIAL UNITS.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "xxx" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
- WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE PER THE NASHVILLE STORMWATER MANAGEMENT MANUAL AT THE TIME OF APPROVAL.
- LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
- MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
- WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
- PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS Msd - MIMOSA-URBAN LAND COMPLEX, 2 TO 15 PERCENT SLOPES (HYDROLOGIC SOIL GROUP 'C').
- THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
- THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- FOR FOUR UNITS, A TRASH DUMPSTER IS NOT REQUIRED. EACH UNIT WILL UTILIZE INDIVIDUAL CART PICKUP.

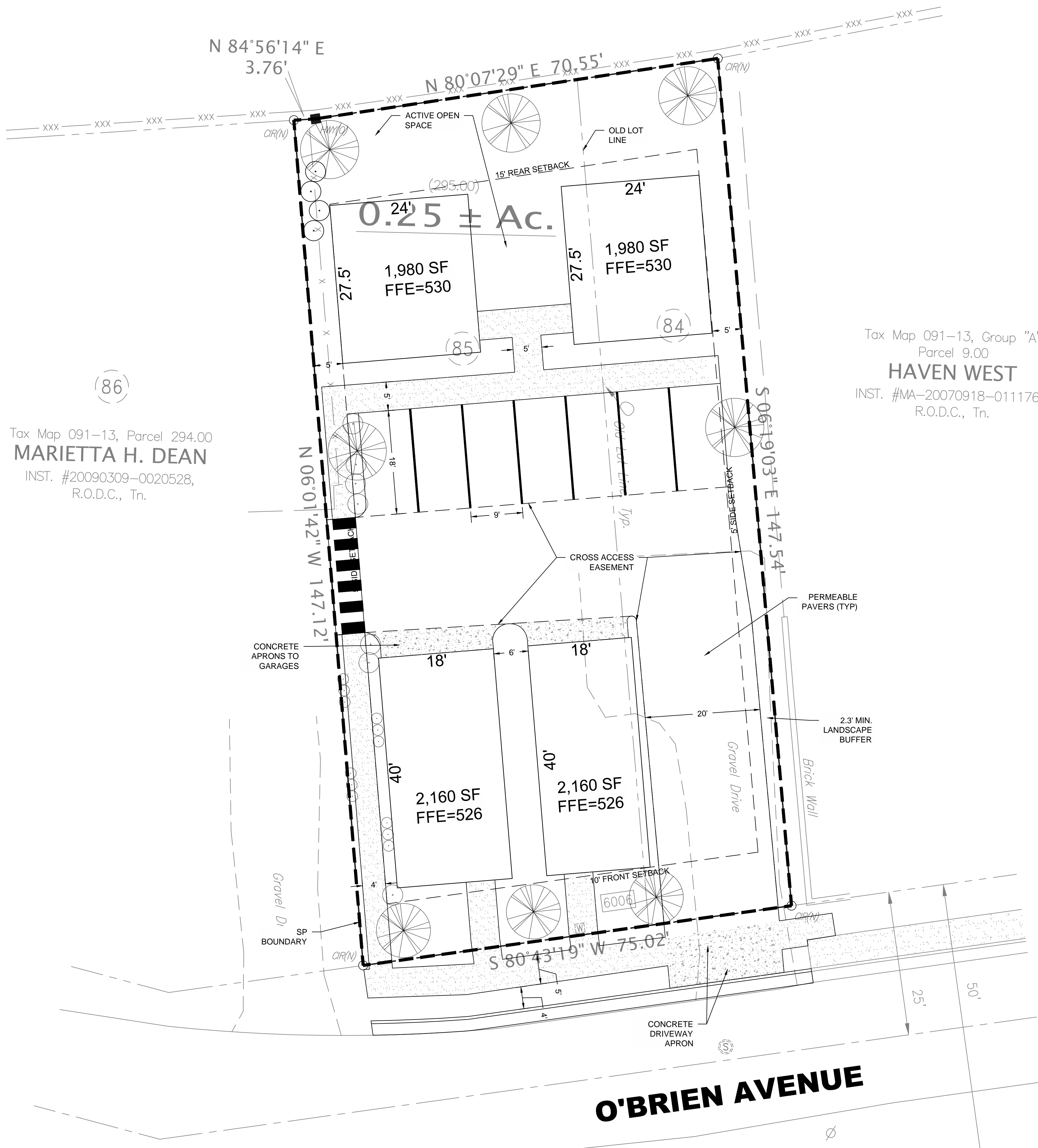
LANDSCAPE NOTES:

- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).



SURVEY INFO
PROVIDED BY: XCEL LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83)

2017SP-077-001



Tax Map 091-13, Group "A",
Parcel 9.00
HAVEN WEST
INST. #MA-20070918-0111767,
R.O.D.C., Tn.

Tax Map 091-13, Parcel 294.00
MARIETTA H. DEAN
INST. #20090309-0020528,
R.O.D.C., Tn.



2002 RICHARD JONES ROAD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 516-8477

PRELIMINARY SPECIFIC PLAN

PRELIMINARY SPECIFIC PLANS FOR:
6006 O'BRIEN AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209
20TH COUNCILMATIC DISTRICT

DR. DATE DESCRIPTION

DR.	DATE	DESCRIPTION

PSP-1

O'BRIEN AVE.